

County of Loudoun
Office of Transportation Services

MEMORANDUM

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APR - 9 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: April 9, 2010

TO: Marchant Schneider, Project Manager
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner *MLDG*

SUBJECT: SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001 & CMPT 2010-0002
Potomac Interceptor Odor Abatement Site
First Referral

Background

These Special Exception (SPEX) and Commission Permit (CMPT) applications seek approval to allow a sanitary sewer odor abatement facility in the PDH-4 (Planned Development Housing-4) zoning district. The site is located along the southern boundary of Algonkian Regional Park and the eastern boundary of the Potomac Lakes Sportsplex. Access is proposed via an existing gravel driveway that connects with Fairway Drive. Fairway Drive is the northern extension of Cascades Parkway as it enters Algonkian Regional Park. A vicinity map is provided as *Attachment 1*.

In its consideration of these applications, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on February 17, 2010, including (1) a statement of justification prepared by the Applicant, (2) a traffic summary, prepared by the Applicant, (3) proposed elevations, dated December 9, 2004 prepared by Victor Wilburn Architects P.C. and (4) a Special Exception/Commission Permit plat (plan set), dated February 4, 2010, prepared by Victor Wilburn Architects P.C. and A. Morton Thomas and Associates, Inc.

Existing, Planned and Programmed Transportation Facilities

According to the Revised General Plan, the site is located within the Suburban Policy Area (Potomac Community). Major roadways serving the site are described below. OTS' review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

Cascades Parkway (Route 1794) (segment north of Algonkian Parkway (Route 1582)) is a local secondary roadway and not part of the CTP network. Nearest Algonkian Parkway, it is built to a four-lane urban median divided (U4M) section within a 120-foot right-of-way (ROW).

The roadway transitions to a two-lane rural (R2) section as it enters Algonkian Regional Park and becomes Fairway Drive. The intersection with Algonkian Parkway is signalized. According to the most recent data provided by VDOT, this segment of Cascades Parkway carries 1,400 vehicles per day.

The 2003 Bike & Ped Plan categorizes this segment of roadway as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. There is currently a multi-use bicycle and pedestrian trail along the east side of this segment of Cascades Parkway.

Trip Generation

Regarding trip generation the Applicant's traffic summary (provided as *Attachment 2*), indicates that the proposed abatement facility will result in approximately four (4) vehicle trips per week for equipment inspection, as well as two (2) additional vehicle trips per year to maintain and replace equipment.

Transportation Comment

1. Please ensure that at site plan phase, the proposed site entrance meets all applicable VDOT design standards.

Conclusion

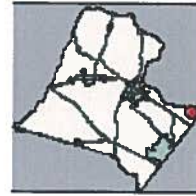
Subject to resolution of the comment listed above, OTS would have no objection to the approval of these applications.

ATTACHMENTS

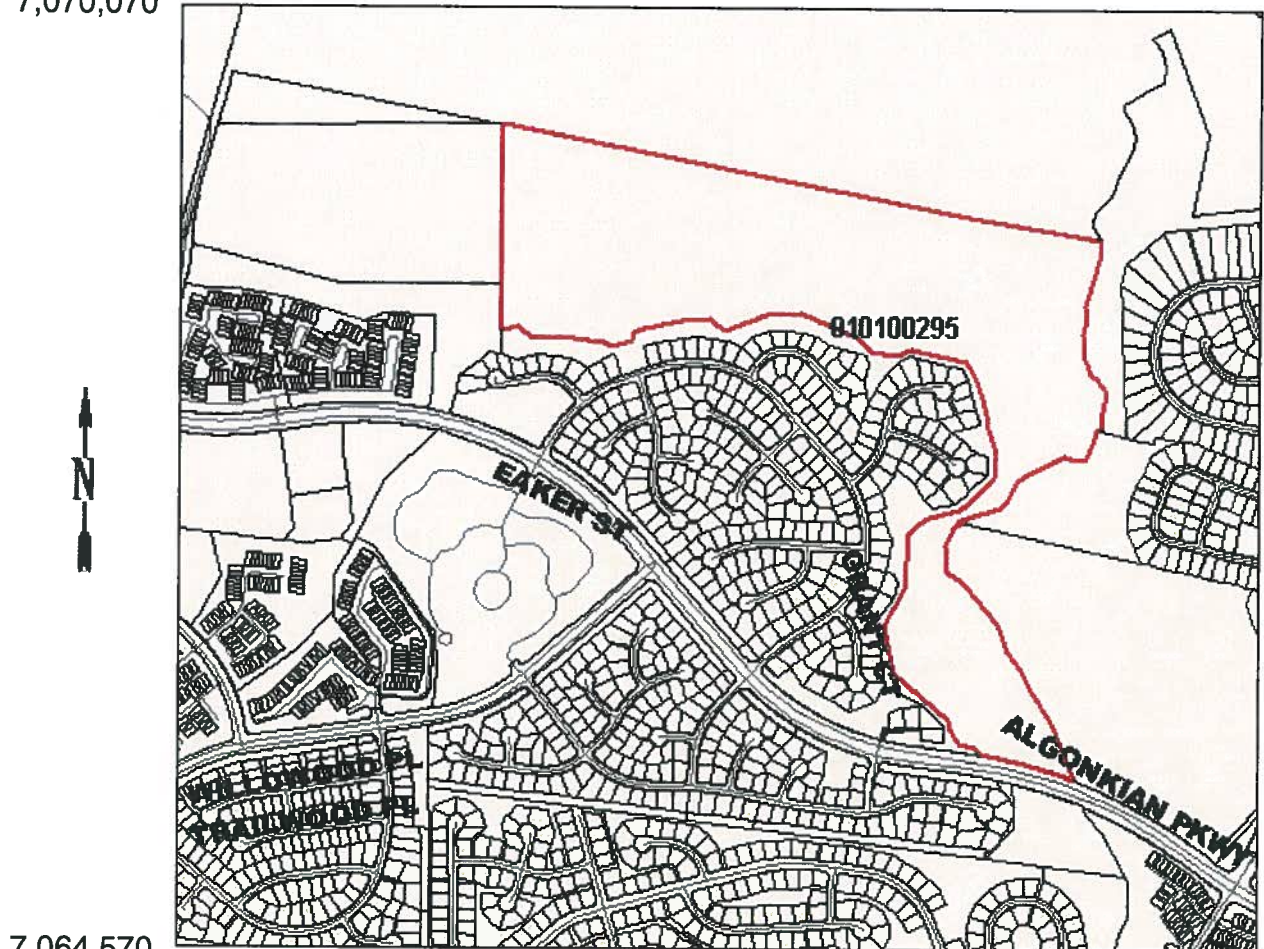
1. Site Vicinity Map
2. Applicant's Traffic Summary

cc: Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS

Loudoun County Mapping System



7,070,070



7,064,570

11,800,418

Map Width=6,288 feet

11,806,706

Created on 3/11/2010 8:51:02 AM

PIN	Address
010100295	

* General Parcel Information *

PIN: 010100295

Tax Map #: /81////////116F

Parcel Address: Not Available

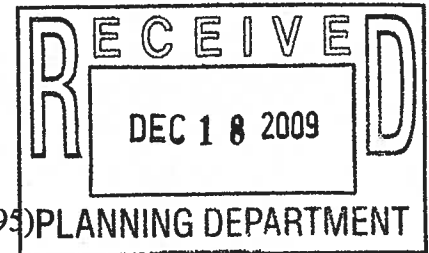
Owner Name: NORTHERN VA REGIONAL PARK AUTHORITY

Primary Zoning: PDH4

GIS Parcel Type: P

ATTACHMENT 1

**Traffic Summary
Long Term Odor Abatement Facility
Potomac Lakes Parcel H-5A
Loudoun County, Virginia
(Tax Map# /81////////116F; MCPI# 010-10-0295)**



The District of Columbia Water and Sewer Authority (DCWASA) proposes to construct a building to enclose the filtration equipment that is necessary for the Potomac Interceptor Sewer long term odor abatement program. The building is generally unmanned with all equipment being monitored remotely at DCWASA's Blue Plains Advanced Wastewater Water Plant. It is anticipated that DCWASA personnel will make approximately 2 trips per week to the facility in order to make a visual inspection of all the equipment. In addition there are one to two trips per year anticipated for maintenance/replacement activities associated with the activated carbon filter. As this is the case, it is anticipated that there will be approximately 4 vehicles per week generated by this facility.

Access to the site is provided by an existing gravel road which runs eastward from the northern terminus of Cascades Parkway to the site. This gravel road continues eastward from the site as it also serves as a maintenance access for the Potomac Interceptor Sewer that runs through this portion. The existing gravel road is gated at the intersection with Cascades Parkway in order to discourage public use of the roadway. As stated above, the entrance is located at the northern terminus of Cascades Parkway. At this point, the road name changes to Fairway Drive and it becomes a privately maintained road that continues in a northwesterly direction and serves as the access to Algonkian Regional Park. The road terminates within Algonkian Regional Park so the only traffic on the road at the gravel access road entrance will be that created by the users of the park. Based upon observations made during a visit to the site there were no safety issues observed and there appears to be sufficient sight distance available for vehicles that will be entering onto Cascades Parkway from the gravel access road.